



# APPENDIX

## APPENDIX 1

### **Future Search Feedback Form Summary**

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Main Concerns

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Ten Year Vision

2

Recommended Committees

2

## GRAHAM/MEUS

### Barrington Future Search: *Feedback Form Summary*

#### Main Concerns:

- Facilitating meeting & socializing w/ neighbors (multigenerational interaction)
- Central meeting spaces
- Provide more opportunities for community activities
- Lack of connectivity, lack of participation, disjointed, increased divisiveness.
- Lack of Community
- Specific (multiple) groups with separate needs, integration among groups. Avoid duplication of services.
- Better facilities
- Leverage what we have – smart consumers
- Communication (between generations, schools, libraries, museums)
- Attitude of Entitlement
- Improving access- pedestrian, bike paths, improving Town walk-ability
- Conservation, open space, green space
- Healthy environment for children – transportation, natural environment, role models
- High quality schools
- Disenfranchised youth
- Kids need a place of their own
- Bring youth voice into the planning process – engage
- Barrington continue to be a great place for families and lifetime home to residents
- Growing senior population and impact on taxes
- Better services for seniors
- Keep Town Center vibrant, businesses contributing funds and taxes
- Library w/ less (resources?)- maintaining high quality library
- Multi-generational access to library. Children's literacy.
- Enhance BPS museum
- Where funding comes from?
- How to prioritize?

## GRAHAM/MEUS

- Improved Public Transportation (rail-pod.com)(town trolleys)
- Improved and expanded bike paths
- Better and cleaner nature trails
- Terraces with benches on the south side of Town Hall to ease walking up the hill
- Green
- Aesthetically pleasing structures
- Community Center attraction: centrally located, multi-generational (adjacent to YMCA & Veterans Park?) (at Maple Ave?) (at 210N?) (Police Cove?)
  - Meeting spaces
  - Water Activities
  - Performance Space
  - Café/Ice cream
  - Games
- Neighborhood Community Center outposts or gathering areas
- Teen Space
- Youth Center at Maple Ave or 210N.
- Peck Center Re-hab. Town Feel exemplified by Peck Center
- Expanded Library
- School administration moves out of Town Hall, BPS moves to Town Hall, TAP-IN expands
- Cozy Senior Center
- Improved recreation facilities
- Bay Spring Community Center developed
- Coordinating Center
- Improved Schools

### **Recommended Committees:**

*Town Wide Community Action Groups*

*Community Center*

*Peck Center Re-Hab*

*Police Cove Multi-Generational Community Center*

*Future Use of Beeton Court @ 210N/Town Facilities*

*Youth Center*

*Transportation*

*Political Action Group*

*Multi-Generational Community Service*



# APPENDIX

## APPENDIX 2

<b>Bay Spring Community Center Existing Conditions</b>	<b>Page 1 - 27</b>
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\*pages 8 & 9 blank, not included.

**Bay Spring Community Center  
Barrington, Rhode Island  
Existing Conditions Summary**

<b>a.</b>	<b>SUMMARY</b>				
	<b>Bay Spring Community Center</b>				
	<b>Address:</b>				
	170 Narragansett Avenue				
	Barrington, Rhode Island				
	Date of Construction	1910			
	Last Renovation	Unknown			
	Current Use	Community Center			
		-			
	Use and Occupancy Classification	A-3 Assembly per 2006 International Building Code			
		-			
	Construction Classification	-			
	Number of Floors	3			
	Building Area	Basement	864.00		
		Ground Level	1843.00		
		Second Floor	1843.00		
		Total:	4550.00		
	<b>Occupancy, (people)</b>		300		
<b>b.</b>	<b>CONTACTS:</b>				
	Director:	Patty Hopkinson			

**Bay Spring Community Center  
Barrington, Rhode Island  
Existing Conditions Summary**

			<b>BUILDING SYSTEMS DESCRIPTION:</b>				
					S = Satisfactory U = Unsatisfactory F = Failure		
			<b>Component</b>	<b>Description</b>	<b>Condition</b>	<b>Recommendation</b>	
			<b>Public Utilities:</b>				
			Water Authority	Barrington Water Department	n/a	Water service appears to be 3/4" in size.	
			Sewer Authority	Barrington Sewer Department	n/a	n/a	
			Heating Fuel	Heating systems are fueled with #2 fuel oil. Vendor is Brennan Oil Company of North Providence, RI	S	Oil is stored within a single 275 gallon tank within the basement. Distribution piping is soft copper, installed along the basement floor. Piping at the floor is covered with concrete parging.	
			Process Waste	There are no process type waste disposal systems.	n/a	n/a	
			Electric Service	The electric service originates from an electric utility pole mounted transformer on Narragansett Avenue. Overhead wiring runs to a building mounted weatherhead, down to a locked cabinet which appears to house the meter and to the main panel in the basement.	U	The existing electric service will not likely support the renovation which includes plans for a new elevator. A new overhead or in ground electric service via conduit depending on Owner preference shall be provided.	
			<b>Plumbing:</b>				
			Water Closets, General	Water closets are floor mounted, tank type.	U	Fixtures should be replaced with water conserving type as part of building upgrade. Minimum facilities per ADA Standards will be Required.	
			Water Closets, Minimum Facilities Required	Minimum Fixtures Required per International Plumbing Code based upon building population:	U	Male = 2    Female = 3	

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			Fixture Quantity, Water Closets, Public, Female	Basement = 0	S	Public fixtures will not be required at the second floor or basement levels providing that elevator access is provided to fixtures at the ground floor.	
				First Floor = 1	U		
				Second Floor = 0	U		
			Fixture Quantity, Water Closets, Public, Male	Basement = 0	S	Public fixtures will not be required at the second floor or basement levels providing that elevator access is provided to fixtures at the ground floor.	
				First Floor = 1	U		
				Second Floor = 0	U		
			Fixture Quantity, Water Closets, Private, Unisex	None provided	n/a		
			Urinals, General	None exist.	U	Urinals can be substituted for	
			Urinals, Minimum Facilities Required	Minimum Fixtures Required per International Plumbing Code based upon building population:	n/a	Can be substituted for up to 67% of water closets provided for male use.	
			Fixture Quantity, Urinals, Public, Male	Basement = 0	n/a		
				First Floor = 0	n/a		
				Second Floor = 0	n/a		
			Lavatories, Minimum Facilities Required	Minimum Fixtures Required per International Plumbing Code based upon building population:	U	Male = 2      Female = 2	
			Fixture Quantity, Lavatories, Public, Female	Basement = 0	S	Public fixtures will not be required at the second floor or basement levels providing that elevator access is provided to fixtures at the ground floor.	
				First Floor = 1	U		
				Second Floor = 0	U		
			Fixture Quantity, Lavatories, Public, Male	Basement = 0	S	Public fixtures will not be required at the second floor or basement levels providing that elevator access is provided to fixtures at the ground floor.	
				First Floor = 1	U		

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				Second Floor = 0	U		
			Fixture Quantity, Lavatories, Private, Unisex	None provided	n/a		
			Drinking Fountains, General	The facility is not provided with drinking fountains	U	Installation of a drinking fountain will be required as part of building upgrade.	
			Drinking Fountain, Minimum Facilities Required	Minimum Fixtures Required per International Plumbing Code based upon building population:	U	Fixtures Required = 1	
			Fixture Quantity, Drinking Fountains	Basement = 0	U	Public fixtures will not be required at the second floor or basement levels providing that elevator access is provided to fixtures at the ground floor.	
				First Floor = 0	U		
				Second Floor = 0	U		
			Janitor's Sinks, General	The facility is not provided with a janitor's sink.	U	Installation of a janitor's sink will be required as part of building upgrade.	
			Janitor's Sink, Minimum Facilities Required	Minimum Fixtures Required per International Plumbing Code based upon building population:	U	Fixtures Required = 1	
			Fixture Quantity, Janitor's Sinks	Basement = 0	U		
				First Floor = 0	U		
				Second Floor = 0	U		
			Classroom Sinks, Work Sinks, General	None Provided	n/a	Classroom or work sinks are not required by code.	
			Kitchen Sinks, General	Sink at first floor kitchen is not fit with a water conserving faucet. If public food service is required, grease trap and separate hand sink will be required.	U	Fixture will require removal and replacement as part of upgrade.	
			Fixture Quantity, Kitchen Sinks	Basement = 0	n/a		
				First Floor = 1	U		
				Second Floor = 0	n/a		



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			<b>Component</b>	<b>Description</b>	<b>Condition</b>	<b>Recommendation</b>	
			Floor Drains, General	Floor drains are provided within former apparatus bay. Drains do not appear to be fit with automatic trap primers.	U	Drains should be removed if not required to prevent sewer gas from entering the building in the event of loss of trap seal.	
			Fixture Quantity, Floor Drains	Basement = 0	S	The installation of a floor drain at the boiler room is recommended as a part of building upgrade.	
				First Floor = 2	U	Drains should be removed if not required to prevent sewer gas from entering the building in the event of loss of trap seal.	
				Second Floor = 0	n/a		
			Piping, Sanitary Waste and Vent	Piping is service weight cast iron with bell and spigot joints and Sch 40 PVC	S		
			Piping, Storm Drain	There are no internal storm drains	n/a		
			Piping, Domestic Hot and Cold Water	Piping is Type L Copper with Soldered Joints. None of the piping is insulated	S	Much of the existing domestic water piping will require replacement and upgrade to suit installation of additional plumbing fixtures.	
			Sewage Ejector	None Exists	n/a		
			Domestic Water Service	Service size is 3/4". Metering is via one, 3/4" meter. Meter is located within the basement.	U	Review of domestic water demand posed by increase fixture quantity may yield revised meter sizing.	
			Domestic Hot Water Generation	Domestic hot water is generated by an oil fired water heater, located within the basement mechanical room. Unit is of advanced age and appears to be in poor condition.	U	Unit will require replacement as a part of any building upgrade. Sizing and selection of any replacement unit must address demand from kitchen. Changing to gas as a fuel is recommended.	
			Backflow Prevention Devices, Domestic Water Service	Backflow preventor is not in place at the building's water service entrance.	U	The installation of a RPZ type backflow preventor at the building's domestic water service may be required as a part of any building upgrade work.	

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			Backflow Prevention Devices, Heating Plant, Makeup Water Connection	Backflow preventors are not in place at the makeup water connection to the heating plant.	U	A RPZ backflow preventor must be installed at the heating plant's makeup water connection as soon as possible.	
			<b>Fire Protection:</b>				
			Fire Protection, General	The facility is not fit with an automatic sprinkler system for fire protection	U	Refer to Fire Code Study for all recommendations relative to fire protection systems.	
			<b>HVAC</b>				
			Boiler/Furnace, General	Boiler is located at the basement level mechanical room. Unit is cast iron, low pressure steam type, oil fired. Unit may be original to the building construction and has been converted from coal firing.	U	Boiler is far past its normal serviceable life and should be replaced. Boiler insulation may contain asbestos.	
			Boiler/Furnace, Manufacturer	Weil McLain	n/a		
			Boiler/Furnace, Model	Model 5-S-31, Series D.	n/a		
			Boiler/Furnace, Heating Capacity	Unknown	n/a		
			Boiler/Furnace, Pressure Rating	15" Steam	n/a		
			Boiler/Furnace, Fuel	#2 Fuel Oil	n/a		
			Chemical Treatment	There is no evidence that the heating system has ever been treated chemically to reduce corrosion.	U	Any new system should be fit with the means to allow chemical treatment in order to extend system life	
			Cooling Plant, Air Conditioning	The building is not provided with air conditioning	n/a		
			Fuel Distribution	Fuel oil is transferred from the storage tank to the boiler and water heater via soft copper tubing.	S	Piping systems appear to be in good condition but will be replaced as a part of any boiler / water heater replacement.	
			Piping, Steam Heating System	Piping is Sch 40 steel with screwed joints. Piping is arranged as a "one pipe" distribution system.	U	Piping system does not allow for zoning of system for thermostatic control. Piping will be removed and replaced as a part of any heating system replacement.	

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			Terminal Heating Systems, General	Various spaces are fit with cast iron radiators. Radiators are not provided at all spaces.	U	While the radiators are in good condition they will not be suitable for application as a part of a replacement heating system. The units should be salvaged and sold.
			Terminal Air Conditioning Systems	None exist.	n/a	
			Ventilation Systems, General	No system for central ventilation exists within the building.	S	Quantity of operable sash for general ventilation may be sufficient to meet current code standards for "natural ventilation".
			Ductwork Distribution Systems, Classroom Buildings	None exists.	n/a	
			Combustion Air Ventilation	None exists.	U	Combustion air is required to serve the boiler room. At present combustion air is drawn from the surrounding basement space in an unsatisfactory manner.
			Kitchen Ventilation System	None exists.	U	Should the kitchen be reconfigured to suit use for service of meals to the public, a code compliant kitchen hood ventilation system may be required.
			Specialized Ventilation Systems	None exist	n/a	
			Control System	Control of the heating system is provided by a single, low voltage electric thermostat.	U	System is not configured to allow set back and/or occupied/unoccupied energy conserving sequences.
			Systems Maintenance, General	At present, all mechanical systems appear to be operational. It was noted that the space heating and domestic hot water generation systems are maintained by Brennan Oil Company of North Providence, RI. Telephone 353-4210.	S	While systems are currently maintained, all are operating well past their normal serviceable lives. System replacement will soon be required.

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			<b>ELECTRICAL</b>				
			Panels	The main panel as manufactured by Federal Pacific is located in the basement and is rated at 120/240 volt, 200 amps, single phase, 3 wire, with a 150 amp main circuit breaker. Panel circuits are protected by fuses. The main panel also subfeeds panels in the Apparatus Bay and the Stage as manufactured by G.E. and Federal Pacific respectively.	U	The existing panels in the building are at the end of their life expectancy, therefore they should be replaced in their entirety.	
			Emergency Power	The building does not have a generator.	N/A	No recommendation.	

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			Fire Alarm System	<p>The 5 zone, conventional type fire alarm control panel (FACP), as manufactured by ESL, series 1500, is located in the Apparatus Bay. The radio master box #1720 located next to the FACP and the antenna mounted on the outside of the building communicates with the fire department. Most areas of the building are protected by heat detectors, although proper coverage is lacking in areas such as the basement, Apparatus Bay, and the Meeting Room. Smoke detectors are located at the top of the stair leading into the Meeting Room and at the top of the enclosed stair. Single action pull stations are located by some, but not all egress doors. Horn/light units are located in the basement, Apparatus Bay, first floor corridor, and the Meeting Room.</p>	U	<p>The existing fire alarm system is deficient in many areas, therefore it should be replaced in its entirety. The existing fire alarm control panel (FACP) will not support the renovation, therefore it should be replaced with an addressable type. Heat and smoke detectors shall be provided as required including heat detectors above suspended ceilings, where a dimension of more than 24 inches exists as per the Rhode Island Uniform Fire Code (RIUFC). Where beams are exposed, detector spacing may be affected as per NFPA 72. The existing horn/lights are not ADA compliant, therefore horn/strobes as required by the RIUFC shall be provided. Dual action pull stations shall be provided where required since existing single action pull stations are not acceptable per the RIUFC. Strobes shall be provided in all toilet rooms. A knock box shall be provided on the outside of the building at the entrance closest to the FACP. The existing radio master box and antenna could be reused if a municipally connected system is required depending on use group and other criteria.</p>
			Telephone System	<p>The telephone service originates from the same electric utility pole as the electric service. Overhead wiring runs to outside of the building and down to the telephone terminal board (TTB) located in the basement. The TTB supports a limited quantity of telephone outlets in the building.</p>	U	<p>A telephone service can be provided entering the side of the building for aesthetics in lieu of current service which enters the building from the front. Telephone outlets shall be provided as dictated by the Owner.</p>

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			CATV System	The building does not appear to have a CATV service.	N/A	A CATV service and outlets can be provided if requested by the Owner.	
			Security System	The building does not appear to have a security system.	N/A	A security system can be provided if requested by the Owner.	
			Lighting	The interior lighting includes porcelain sockets with incandescent lamps, 2'X4' prismatic lens troffers with T12 lamps, paddle fans with incandescent lamps, and various glass globe light fixtures with incandescent lamps. Lighting in some areas is deficient including in the stairs. Dual and single head floodlights with PAR lamps provide exterior lighting.	U	The lighting should be replaced in its entirety with energy efficient type.	

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			Emergency Lighting	Emergency battery units (EBU) with integral light heads and exit signs without batteries provide emergency lighting. Defficiencies include EBU's in the basement hanging by their wiring, inadequate EBU coverage including in the Meeting Room, corridor to the basement stairs, and the stairs, and lack of emergency remote light heads (single head) outside of building egress doors. EBU's were randomly tested and some did not function under battery conditions. Exit signs in many cases are not functioning.	U	The emergency lighting system (emergency battery units and the exit signs) is defficient in many areas, therefore it should be replaced in its entirety. Emergency battery units (EBU) with ineegral light heads shall be provided as per the Life Safety Code (LSC). Dual head remote emergency light heads shall be provided outside of all egress doors as required by the LSC and the National Electric Code. Exit signs with battery backup shall be provided as per the LSC.
			Wiring	The electric service feeder is made up of wiring in PVC conduit. Branch circuit wiring is mostly type NM (romex) cabling with a limited amount of RH type.	U	The National Electric Code (NEC) does not permit type NM cabling above suspended ceilings as currently exists. The wiring should be replaced with new MC type cabling to suit the use group and feed devices and equipment as dictated by the NEC and the renovation.

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			General	Grounded receptacles are located throughout the building. Receptacles in the kitchen are not GFI type. Single pole and three way light switches control light fixtures. The timeclock, located near the main panel controls exterior lighting.	U	Grounded type receptacles should be provided including GFI type in kitchens as dictated by the National Electric Code and the renovation. Switches and occupancy sensors should be provided to control lighting as dictated by the Energy Code. A timeclock shall be provided to control exterior lighting.	



**Bay Spring Community Center  
Barrington, Rhode Island  
Fire Code Survey**

<b>FIRE CODE SURVEY: SUMMARY DATA SHEET:</b>								
<b>BUILDING NAME:</b>		Bay Spring Community Center						
<b>Construction Type, General:</b>		Wood Frame						
<b>Building Usage / Classification:</b>		A-3		Assembly		2006 International Building Code		
<b>Classification of Occupancy:</b> <span style="margin-left: 100px;"><b>New / Existing</b></span> <span style="margin-left: 100px;"><b>Code References</b> NFPA 101 Life Safety Code, 2003 Edition</span> <span style="margin-left: 100px;"><b>Rhode Island Fire Laws and Rules, 2004-2005 Edition</b></span>								
<b>Assembly</b>		Existing		Chapter 13		Chapter 13		
<b>Educational</b>		Existing		Chapter 15		Chapter 15		
<b>Day Care</b>		Existing		Chapter 17		Chapter 17		
<b>Business</b>		Existing		Chapter 39		Chapter 39		
<b>Means of Egress:</b> <span style="margin-left: 100px;"><b>Current Condition</b></span> <span style="margin-left: 100px;"><b>Chapter 7</b></span> <span style="margin-left: 100px;"><b>No Amendment</b></span> <span style="margin-left: 100px;"><b>Comments</b></span>								
Mechanical Room Access Via Means of Egress		Boiler Room Access is not direct to egress passage.		7.1.3.2.1 (5)		No Amendment		No violations noted.
Penetrations Into Stairwell Enclosures		No violations noted.		7.1.3.2.1 (6)		No Amendment		No violations noted.
Stairwell Ventilation for Smoke Control		N/A		7.2.3.8, 7.2.3.9		No Amendment		

**Bay Spring Community Center  
Barrington, Rhode Island  
Fire Code Survey**

Features of Fire Protection:									
			Current Condition		Chapter 8		No Amendment		Comments
	Firestopping		No openings or penetrations are fire stopped		8.3.5.1		No Amendment		All existing and any new piping and/or ductwork penetrations of floor and wall surfaces will require fire stopping
	Duct Penetration of Smoke Partitions		Floor penetrations are not smoke tight		8.5.4		No Amendment		All existing and any new piping and/or ductwork penetrations of floor and wall surfaces must be made smoke tight.
	Vertical Openings for Mechanical Systems		No violations noted.		8.6.5, NFPA-90a 5.3		No Amendment		Existing floor assemblies have no fire rating
<b>EXISTING OCCUPANCY TYPES:</b>									
	The following guidance is provided in the case that this "Existing" building is to maintain service for any one of the following "existing" uses.								
Existing Assembly Occupancies:									
			Current Condition		Chapter 13		Chapter 13		Comments
	Protection From Hazards, Mechanical Room Location and Rating		Mechanical room does not abut egress stair, does not contain high pressure systems		13.3.2		No Amendment		No violations noted.
	Cooking Equipment		Existing cooking facilities at ground floor level are not in conformance with NFPA 96		13.3.2.2		No Amendment		If meals for public are prepared, upgrades may require installation of kitchen hood and exhaust fan with code compliant equipment complete with automatic extinguishing systems. Provide fuel shut down for cooking equipment.
	Extinguishing Requirements, Automatic Sprinklers		No sprinklers exist		13.3.5, 13.4.5.10		Amended, 13.3.5.1		Rhode Island Building Code will require the installation of a fire protection sprinkler system as building occupancy can exceed 300 persons and the fire area exists above the level of exit discharge. Article 903.2.1.3 International Building Code, 2003.
	Stage Ventilation		N/A		13.4.5.5		No Amendment		The facility has no legitimate stage
	Standpipes		N/A		13.4.5.12		No Amendment		The facility has no legitimate stage
	Projection Room Ventilation		N/A		13.4.6		No Amendment		The facility has no projection room

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**Bay Spring Community Center  
Barrington, Rhode Island  
Fire Code Survey**

Existing Educational Occupancies:									
			Current Condition		Chapter 15		Chapter 15		Comments
	Protection From Hazards, Mechanical and Storage Room Location and Rating		Mechanical room at the basement level is not contained within rated construction		15.3.2		No Amendment		1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.
	Extinguishing Requirements, Automatic Sprinklers, Student Occupancy Below Level of Egress		N/A		15.3.5.1,15.3.5.3 (exception)		No Amendment		Student occupancy will not be permitted at the basement level.
	Extinguishing Requirements, Automatic Sprinklers, No Student Occupancy Below Level of Egress		Building is not provided with sprinkler system.		15.3.5.2, 15.3.5.3 (exception)		No Amendment		1 hour separation to adjacent floor level must be provided. First floor assembly above basement has no fire rating.
	Extinguishing Requirements, Automatic Sprinklers, Existing Unprotected Floor Openings, Unenclosed Floor Openings		N/A		15.3.5.4		No Amendment		No unprotected, unenclosed floor openings exist
Existing Daycare Occupancies:									
			Current Condition		Chapter 17		Chapter 17		Comments
	Protection From Hazards, Mechanical and Storage Room Location and Rating		Mechanical room at the basement level is not contained within rated construction		17.3.2		No Amendment		1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.
	Protection From Hazards, Janitor's Closet Rating		No janitor's closets exist		17.3.2.2		No Amendment		No violations noted.
	Cooking Equipment		Existing cooking facilities at ground floor level are not in conformance with NFPA 96		17.3.2.3		No Amendment		If meals are prepared, upgrades may require installation of kitchen hood and exhaust fan with code compliant equipment complete with automatic extinguishing systems. Provide fuel shut down for cooking equipment.
	Extinguishing Requirements, Automatic Sprinklers, Existing Unprotected Floor Openings, Unenclosed Floor Openings		N/A		17.3.5.3		No Amendment		No unprotected, unenclosed floor openings exist
	Heating Equipment in Spaces Occupied by Clients Must Protect Clients from Hot Surfaces		Steam radiators are not fit with covers.		17.5.2.3		No Amendment		If daycare occupancy is pursued, existing radiators must be fit with covers.

**Bay Spring Community Center  
Barrington, Rhode Island  
Fire Code Survey**

Existing Business Occupancies:									
			Current Condition		Chapter 39		Chapter 39		Comments
	Protection of Vertical Openings		Stairwells are not separated from floor levels by rated construction. Building is not provided with a sprinkler system.		39.3.1		No Amendment		1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.
	Protection From Hazards, Mechanical and Storage Room Location and Rating		Building is not provided with sprinkler system. Boiler room rating unknown		39.3.2		No Amendment		1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.
	Extinguishing Requirements		N/A		39.3.5		Amended, 39.3.5.1		Building is not more than two stories in height above the basement level. Sprinkler protection is not required.
<b>NEW OCCUPANCY TYPES:</b>									
	The following guidance is provided in the case that this "Existing" building is converted for any one of the following "new" uses.								
New Educational Occupancies:									
			Current Condition		Chapter 14		Chapter 14		Comments
	Protection From Hazards, Mechanical and Storage Room Location and Rating		Building is not provided with sprinkler system. Boiler room currently not assembled with fire rated construction		14.3.2		No Amendment		1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.
	Extinguishing Requirements, Automatic Sprinklers, Student Occupancy Below Level of Egress		Building is not provided with sprinkler system.		14.3.5.1		No Amendment		Sprinkler protection must be provided a all portions of the building below the level of exit discharge.
	Extinguishing Requirements, Automatic Sprinklers, Existing Unprotected Floor Openings, Unenclosed Floor Openings		N/A		14.3.5.4		No Amendment		No unprotected, unenclosed floor openings exist

**Bay Spring Community Center  
Barrington, Rhode Island  
Fire Code Survey**

New Daycare Occupancies:							
Current Condition			Chapter 16		Chapter 16		Comments
	Protection From Hazards, Mechanical and Storage Room Location and Rating	Building is not provided with sprinkler system. Boiler room currently not assembled with fire rated construction		16.3.2		No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.
	Protection From Hazards, Janitor's Closet Rating	None exist		16.3.2.2		No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.
	Cooking Equipment	Existing cooking facilities at ground floor level are not in conformance with NFPA 96		17.3.2.3		No Amendment	If meals are prepared, upgrades may require installation of kitchen hood and exhaust fan with code compliant equipment complete with automatic extinguishing systems. Provide fuel shut down for cooking equipment.
	Extinguishing Requirements, Automatic Sprinklers, Existing Unprotected Floor Openings, Unenclosed Floor Openings	N/A		16.3.5.3		No Amendment	No unprotected, unenclosed floor openings exist
	Heating Equipment in Spaces Occupied by Clients Must Protect Clients from Hot Surfaces	Steam radiators are not fit with covers.		17.5.2.3		No Amendment	If daycare occupancy is pursued, existing radiators must be fit with covers.

**Bay Spring Community Center  
Barrington, Rhode Island  
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<b>New Business Occupancies:</b>		<b>Current Condition</b>		<b>Chapter 38</b>		<b>Chapter 38</b>		<b>Comments</b>
	Protection of Vertical Openings		Stairwells are not separated from floor levels by rated construction. Building is not provided with a sprinkler system.		38.3.1		No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.
	Protection From Hazards, Mechanical and Storage Room Location and Rating		Building is not provided with sprinkler system. Boiler room currently not assembled with fire rated construction		38.3.2		No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.
	Extinguishing Requirements		N/A		38.3.5		Amended, 38.3.5.1	Building is not more than two stories in height above the basement level. Sprinkler protection is not required.
<b>Installation of Sprinkler Systems</b>		<b>Current Condition</b>						<b>Comments</b>
	Installation Requirements		Building is not fit with automatic sprinklers		NFPA-13, 2002 Edition, Chapter 8			Fitting the building with a fire protection sprinkler system will grant relief from fire rating and usage of various spaces within the building.
	Installation Requirements		N/A		NFPA-13r, 2002 Edition, Residential Occupancies, Chapter 6			N/A



# APPENDIX

## APPENDIX 3

### Cost Estimates

Bay Spring Community Center

Peck Center Floor Plan Renovations

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## BAY Spring Community Center -IMPROVEMENT ALLOWANCES (DRAFT 4/4/09)

Category	Item	Unit Cost	Total	Comments
<b>Demolition</b>				
	Walls, Floor, Ceiling	\$4.00 sf	\$2,400	
	Plumbing	\$1,000.00 ls	\$1,000	
<b>Phase I</b>				
Ramp	Framing/Finish	\$13.00 sf	\$4,615	wood, bamboo, or linoleum, etc.
	Rail	\$3,000.00 ls	\$3,000	metal
<b>Office/Kitchen Area</b>				
	Walls	\$9.00 sf	\$4,500	Framing, GWB, Painting
	Floor	\$9.00 sf	\$2,601	Bamboo, linoleum, etc.
	Base	\$3.75 lf	\$450	sim.
<b>Toilet Rooms</b>				
	Walls	\$11.50 sf	\$9,200	Framing, Backerboard, Tile WS, GWB, Paint
	Floor	\$11.00 sf	\$1,034	Tile
	HC Partitions	\$1,100.00 ea	\$2,200	Phenolic
	Partitions	\$950.00 ea	\$1,900	Phenolic
	Toilet Accessories	\$1,500.00 ls	\$1,500	Mirros, TP holders, soap dispensors, etc.
	Toilet Fixtures	\$10,000.00 ls	\$10,000	Lavs, WC, urinal, drinking fountain, mop sink.
	Plumbing allowance	\$8,000.00 ls	\$8,000	Water, waste lines
<b>Misc.</b>				
	Casework	\$500.00 ls	\$500	Kitchenette casework
	Hard GWB Ceiling/paint	\$4.00 sf	\$2,400	Office, cooridor, toilet rooms
	Lighting	\$240.00 ea	\$3,120	13 Fixtures throughout office, corridor, toilet rooms
	Interior Doors, Frame, Hardware	\$750.00 ea	\$3,000	Toilet rooms, office, jc closet
	Interior Rated Doors, Frame, Hdwr	\$900.00 ea	\$1,800	El. Machine and Boiler room
	Exterior Doors	\$1,100.00 ea	\$1,100	New accessible door off of aparatus bay
	Extend Existing Stair railing	\$800.00 ls	\$800	Make continuous
	Re-Build Exterior Stair	\$1,200.00 ls	\$1,200	off south entrance
	Boiler Room Rated Walls	\$4.00 sf	\$1,600	
<b>Electrical/FA Upgrades</b>				
	Allowance	\$20,000.00 ls	\$20,000	
	Subtotal		\$87,920	
	Design Contingency 20%		\$17,584	
	General Conditions 6%		\$6,330	
	Contractor Overhead & Profit 7%		\$7,828	
	<b>Phase I Total</b>		<b>\$119,663</b>	
<b>PHASE II</b>				
<b>Elevator</b>				
	2-stop Hydraulic Elevator		\$60,000	
	Infrastructure		\$60,000	assumes elev. ls constructed outside of building
	3-Phase Power		\$10,000	
<b>HVAC Upgrades</b>				
	Subtotal		\$18,000	boiler replacement
	Contingency 20%		\$148,000	
	General Conditions 6%		\$29,600	
	Contractor Overhead & Profit 7%		\$10,656	
	<b>Phase II Total</b>		<b>\$13,178</b>	
<b>Total BSCC Cost Allowances</b>			<b>\$297,263</b>	

### Not included -

Parking Improvements

Hazmat Allow \$5,000 for testing & report;  
& \$10,000 for abatement

<b>Peck Center - Renovations - Option 1</b>					
Conceptual Cost Estimate					
21-May-09					
DIVISION / DESCRIPTION	QTY	UNIT	UNIT COST	ITEM COST	Comments
<b>1 - GENERAL CONDITIONS</b>					
GENERAL CONDITIONS					
Superintendent	52	wk	1500.00	78000.00	
SUBTOTAL				78000.00	
SUBMITTALS					
Scheduling, Progress Bar Chart	12	ea	200.00	2400.00	
Scheduling, Updates	12	mo	50.00	600.00	
SUBTOTAL				3000.00	
MATERIALS AND EQUIPMENT					
Trucking, General Use	12	mo	300.00	3600.00	
Small Tools, Purchase / Rentals	12	mo	300.00	3600.00	
SUBTOTAL				7200.00	
CONTRACT CLOSEOUT					
Clean-up, Final	2	wk	500.00	1000.00	
Punch List, Survey/Check	2	wk	500.00	1000.00	
SUBTOTAL				2000.00	
SUBTOTAL DIV 1 =				\$90,200.00	
<b>2 - SITEWORK</b>					
Proposed Pedestrian Circulation Improvements				49500.00	
DEMOLITION -Interior Office					
Remove Walls	1729	sf	2.00	3458.00	
Remove Casework/Countertop	12	lf	5.70	68.40	
Remove Ceilings	4150	sf	1.00	4150.00	
SUBTOTAL				7676.40	
DEMOLITION - TAP-IN-Remove Walls	836	sf	2.00	1672.00	
SUBTOTAL				1672.00	
DEMOLITION - Café/Friends - Walls	143	sf	2.00	286.00	
SUBTOTAL				286.00	
DEMOLITION - Misc - Walls	500	sf	2.00	1000.00	
SUBTOTAL				1000.00	
SUBTOTAL DIV 2 =				\$60,134.40	
<b>3 - CONCRETE</b>					
SUBTOTAL DIV 3 =				0.00	
<b>4 - MASONRY</b>					

<b>Peck Center - Renovations - Option 1</b>					
Conceptual Cost Estimate					
21-May-09					
DIVISION / DESCRIPTION	QTY	UNIT	UNIT COST	ITEM COST	Comments
SUBTOTAL DIV 4 =				0.00	
<b>5 - METALS</b>					
Stairs & Landing - TAP-IN	250	sf	10.00	2500.00	
SUBTOTAL DIV 5 =				2500.00	
<b>6 - WOOD AND PLASTICS</b>					
<b>(included in lump sum)</b>					
ARCHITECTURAL CASEWORK					
Coffee Bar etc @ Café	20	lf	350.00	7000.00	
Recep. Desk w/ 2 tiered Counter - TAP-IN	15	lf	350.00	5250.00	
SUBTOTAL				12250.00	
SUBTOTAL DIV 6 =				\$12,250.00	
<b>7 - THERMAL &amp; MOISTURE PROTECTION</b>					
SUBTOTAL DIV 7 =				0.00	
<b>8 - DOORS AND WINDOWS</b>					
Doors & Hardware					
Flush Wood Doors - Office	11	ea	900.00	9900.00	
Tempered Borrowed Lites - TAP-IN	10	ea	1000.00	10000.00	
Flush Wood Doors - Auditorium	3	ea	900.00	2700.00	
SUBTOTAL				22600.00	
SUBTOTAL DIV 8 =				\$22,600.00	
<b>9 - FINISHES</b>					
FLOORING - Book Sorting/Chld Stor.	640	sf	3.00	1920.00	
Resilient Base - Book Sorting/Chld Stor.	200	lf	1.86	372.00	
FLOORING- Café/Friends	900	sf	9.00	8100.00	
Resilient Base - Café/Friends	123	lf	1.86	228.78	
FLOORING - Children's Library					
Stacks	3980	sf	9.00	35820.00	
Kitchenette	50	sf	4.50	225.00	
Program	420	sf	9.00	3780.00	
Resilient Base	500	lf	1.86	930.00	
FLOORING - Offices	4050	sf	4.50	18225.00	
Resilient Base - Offices	1377	lf	1.86	2561.22	
FLOORING - Auditorium Toilet Rooms	400	sf	11.00	4400.00	
Ceramic Base- Auditorium Toilet Rooms	130	lf	7.00	910.00	
SUBTOTAL				77472.00	
PAINTING					

<b>Peck Center - Renovations - Option 1</b>					
Conceptual Cost Estimate					
21-May-09					
<b>DIVISION / DESCRIPTION</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>ITEM COST</b>	<b>Comments</b>
Paint Walls - Book Sorting/Chld Stor.	1750	sf	2.85	4987.50	
Paint Walls - Café/Friends	1180	sf	2.85	3363.00	
Paint Walls - Childrens Library	4750	sf	2.85	13537.50	
Paint Walls - Offices	13080	sf	2.85	37278.00	
Paint Walls - Auditorium/Gallery	240	sf	2.85	684.00	
Epoxy Paint Walls - Aud. Toilets	1235	sf	3.15	3890.25	
SUBTOTAL				63740.25	
GYP. BD. - Café/Friends	171	sf	2.15	367.65	
GYP. BD. - Office - IP*	13080	sf	2.15	28122.00	
GYP. BD. - TAP-IN - IP*	3560	sf	2.15	7654.00	
GYP. BD. - Auditorium - IP*	290	sf	2.15	623.50	
SUBTOTAL				36767.15	
ACT 2x2 - Book Sorting/Storage	640	sf	4.00	2560.00	
ACT 2x2 - Café/Friends	900	sf	4.00	3600.00	
ACT 2x2 - Chl. Library	4750	sf	4.00	19000.00	
ACT 2x2 - Offices	4050	sf	4.00	16200.00	
ACT 2x2 - Aud. Toilets	400	sf	4.00	1600.00	
SUBTOTAL				42960.00	
Misc. Finishes - Children's Library	1	ls	10000.00	10000.00	
<b>*IP -= Interior Partition (1 layr. 5/8" GWB both sides)</b>					
SUBTOTAL DIV 9 =				\$230,939.40	
<b>10 - SPECIALTIES</b>					
Toilet Partitions	5	ea	1200.00	6000.00	
SUBTOTAL DIV 10 =				6000.00	
<b>11 - EQUIPMENT</b>					
SUBTOTAL DIV 11 =				\$0.00	
<b>12 - FURNISHINGS</b>					
Children's Library Furniture, Stacks	3000	sf	25.00	75000.00	
SUBTOTAL DIV 12 =				75000.00	
<b>13 - SPECIAL CONSTRUCTION</b>					
SUBTOTAL DIV 13 =				0.00	
<b>15 - FIRE PROTECTION</b>					
SUBTOTAL DIV 14 =				0.00	

<b>Peck Center - Renovations - Option 1</b>					
Conceptual Cost Estimate					
21-May-09					
DIVISION / DESCRIPTION	QTY	UNIT	UNIT COST	ITEM COST	Comments
<b>15 - MECHANICAL</b>					
PLUMBING					
Plumbing Demolition & Disconnect	10	ea	500.00	5000.00	
Water Closet	5	ea	3000.00	15000.00	
Lavoratory	4	sf	3000.00	12000.00	
Urinal	1	ls	300.00	5000.00	
SUBTOTAL				37000.00	
MECHANICAL					
Rework Mech @ Office	16	sf	4050.00	64800.00	
Mechanical Demolition & Disconnect	1	ea	2000.00	2000.00	
Preservation Society Mech Unit	1	ls	2000.00	2000.00	
SUBTOTAL				68800.00	
SUBTOTAL DIV 15 =				\$105,800.00	
<b>16 - ELECTRICAL</b>					
Electrical Demolition-other	17000	sf	0.60	10200.00	
National Grid ESP-demo & new lights	1	ls	13750.00	13750.00	
SUBTOTAL				23950.00	
POWER					
Power for New Work		sf	10.00	0.00	
SUBTOTAL				0.00	
SUBTOTAL DIV 16 =				\$23,950.00	
SUBTOTAL GENERAL CONDITIONS				\$90,200.00	
SUBTOTAL DIVISIONS 2-16				\$539,173.80	
SUBTOTAL				\$629,373.80	
Contractor Ovhd. & Profit @ 15%				\$94,406.07	
SUBTOTAL				\$723,779.87	
Design Contingency @ 25%				\$180,944.97	
SUBTOTAL				\$904,724.84	
Project Contingency @ 12%				\$108,566.98	
<b>TOTAL CONSTRUCTION COST</b>				<b>\$1,013,291.82</b>	
<b>Approx. Cost per Square Foot (Areas of work only)</b>	<b>16140</b>	<b>sf</b>		<b>\$62.78</b>	<b>per sqft</b>